



100 Hughes Road
Madison, Alabama 35758
www.madisonal.gov

AGENDA
PLANNING COMMISSION
Thursday, December 18, 2025
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO
John Howard
Kipp Richerzhagen
Carmelita Palmer, CAPZO

Councilmember, Erica White
Anthony Caudle, CAPZO
Terri W. Johnson, CAPZO
Steven Ryder, CAPZO

The Planning Commission welcomes you to the meeting.

Please silence all cell phones and/or electronic devices for the duration of the meeting.

The meeting may be viewed through live broadcasts on local WOW Channel 42 and online streaming:
(visit <http://www.madisonal.gov/1130/Video-Updates> for access)

- I. **Call to Order**
- II. **Roll Call**
- III. **Acceptance of the Agenda**
- IV. **Minutes Approval - Approval of Minutes for November 20, 2025, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Annexation/Zoning Map Amendments

- 1. **Lots 41-43 of Morris Estates (ANN2025-003/ZMA2025-012)**
Annexation of three lots consisting of 2.3 acres and zone the properties R-1A (Low Density Residential) upon annexation
Location: East side of Dove Drive, North of Wren Drive
Applicant: DR Horton, Inc.
Property Owner: Dennis & Kaoru Brill
[Staff Report](#)

Zoning Map Amendments

2. [Goodwin Property](#) (MP2025-006/ZMA2025-010)
Rezone 39.39 acres from AG (Agriculture) to RC-2 (Residential Cluster District No. 2) and 1.17 acres from AG to B2 (Neighborhood Business District) and amend the Comprehensive Plan Future Placetypes Map for 0.94 acres from Mixed Residential Conservation (MRC) to Convenience Commercial (CC)
Location: North of Huntsville-Browns Ferry Road, West of Bowers Road
Applicant: Dinges Civil Engineering, LLC
Property Owner: Janice Goodwin
[Staff Report](#)

Subdivisions

3. [Gore-Dare Subdivision](#) (CP2025-016)
Certified Plat for one lot on 1.4 acres
Location: 261 Hughes Road (East side of Hughes Road, South of Old Madison Pike)
Applicant: Mike Stanley
Property Owner: Patricia Allen Gore and Patricia Higginbotham Dare
[Staff Report](#)
4. [Moore's Creek, Phase 5](#) (CP2025-017)
Certified Plat to re-plat Lots 24, 25, 26, & 27 on 10.83 acres
Location: Southern cul-de-sac of Towhee Way, South of Kite Circle
Applicant: Mullins, Inc.
Property Owner: Kurth & Sarah Van Wagenen
[Staff Report](#)
5. [264 Gillespie Road](#) (CP2025-018)
Certified Plat for two lots on 9.56 acres
Location: East of Wall -Triana Highway, South of Gillespie Road
Applicant: Garver
Property Owner: Huntsville Utilities
[Staff Report](#)
6. [3 Park Preserve Layout Plan Amendment](#) (LP2025-004)
Layout Amendment to add two residential lots back in the subdivision
Location: South of Hardiman Road, North of the Greenbrier Hills Subdivision
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)

7. [3 Park Preserve, Phase 4](#) (PP2025-011)
Preliminary Plat for 44 residential lots on 20.94 acres
Location: South of Hardiman Road, North of the Greenbrier Hills Subdivision
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
8. [Bellawoods, Phase 5](#) (PP2025-012)
Preliminary Plat for 55 residential lots on 74.3 acres
Location: North of Huntsville-Browns Ferry Road, East of Holladay Boulevard
Applicant/
Property Owner: Diltina Development Corporation
[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

VIII. **Subdivision Performance Bonds**

10. **Madison Branch, Phase 1**
Extension of Sidewalk Performance Bond: \$104,068.22
11. **Reserve Way**
Extension of Performance Bond: \$187,342.62

IX. **New Business**

12. **Zoning Ordinance Update**
Review Draft Article 7
[Staff Memo](#)

X. **Adjournment**